





Well located in the centre of Liss, near Petersfield, this first floor apartment situated in a cul-de-sac is within walking distance of the mainline railway station and village shops.

The property benefits from a good size living / dining room with semi open plan kitchen providing ample work and storage space plus space for domestic appliances. There is a fitted bathroom with three-piece suite and side aspect window affording natural light. Bedroom one benefits from a built-in wardrobe.

Externally, there is a conveniently positioned allocated parking space to the rear of the block adjacent to a communal lawned garden. The block of four apartments has a communal entrance with intercom entry system into a hallway with staircase leading up to the first-floor landing.

Being sold with the added benefit of a share of the freehold together with a lease that has 985 years remaining. The flat does require a programme of redecoration and may be an upgrade to the bathroom suite and kitchen units, as the flat has been a long-term rental and as such is vacant and benefits from no onward chain. This is the ideal investment property or first-time purchase.



The village of Liss is in East Hampshire, within the South Downs National Park and accordingly has good access to surrounding countryside and numerous footpaths, bridlepaths and country lanes, suitable for walking, riding and cycling. Liss is well placed for the A3 (Petersfield Bypass) London to Portsmouth route and has a mainline railway station on the Portsmouth Harbour to London Waterloo line, so has always been popular with commuters, with Guildford, the M25 and South Coast accessible. The

village supports several private shops, plus a Tesco Express convenience store. For families, there are an Infant & Junior school and several playgroups. This community village has several clubs and societies, plus well-established Tennis, Cricket and Football clubs.

The nearby (approx. 5 miles) market town of Petersfield offers a more comprehensive range of shops, bars and restaurants including supermarket brands Lidl, M&S Food, Waitrose, and Tesco.

Council Tax – East Hampshire District Council – Band B - £1506.60

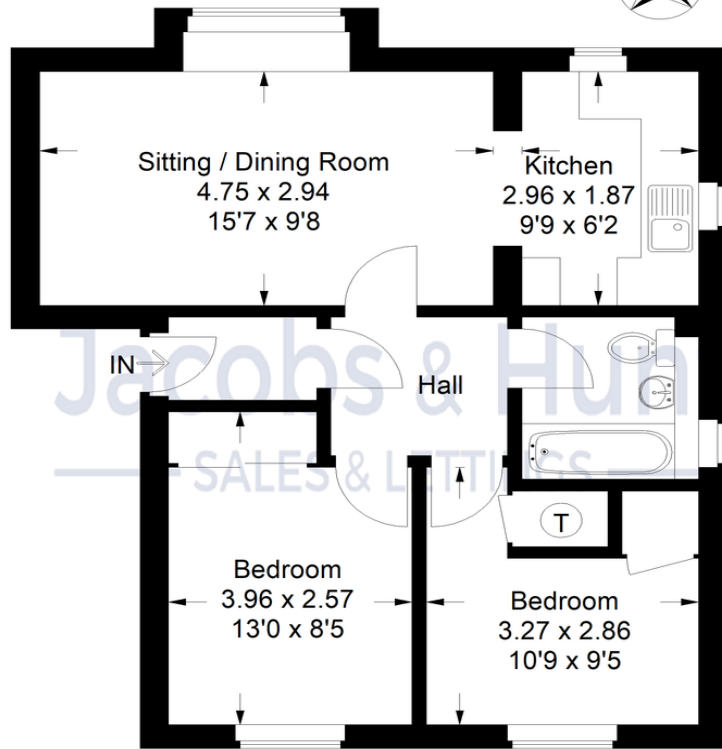
Viewing Strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Bridge Meadows, Liss

Approximate Gross Internal Area
49.9 sq m / 537 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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